

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 18, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>89-DR-2004#3</b> <b>Perimeter Center Parkview Bldgs 3 &amp; 4</b>		
LOCATION	8333 & 8355 E. Hartford Drive		
REQUEST	Request approval of two (2) office buildings (Buildings 3 & 4) on Lot 6 of the Perimeter Center.		
OWNER	Jon Coulter 480-563-5247	ENGINEER	WRG Design 602-977-8000
ARCHITECT/ DESIGNER	Butler Design Group / Rick Butler 602-957-1800	APPLICANT/ COORDINATOR	Land Development Services LLC 480-946-5020
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned Industrial Park (I-1 PCD) District which allows for office, medical offices, manufacturing, storage, warehouse and related uses. The Perimeter Center PCD (Planned Community Development) District provides overall planning and design standards for the 240-acre business park, including, circulation, drainage, open space and development design policies for the area.</p> <p><b>Context.</b></p> <p>The 10-acre site is located in Perimeter Center, north of Bell Road and east of N. 82<sup>nd</sup> Street. The site is currently under construction with office Buildings 1 and 2, which were approved by the Development Review Board in 2004 and 2005 respectively (Cases 89-DR-2004 and 89-DR-2004#2).</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Other office/ warehouse uses within the Perimeter Center with I-1 PCD zoning.</li><li>• South: Buildings 1 and 2, and Bell Road and further south apartment and condominium uses with R-5 zoning.</li><li>• East: Hartford Drive, and further east similar office/ warehouse uses within Perimeter Center with I-1 zoning.</li><li>• West: 82<sup>nd</sup> Street, and further west the City's 71-acre CAP Basin Recreational Park with R-4 PCD zoning.</li></ul>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b></p> <p>The request is for approval of a site plan and elevations for the Phase III office buildings (Buildings 3 and 4) as part of an overall multi-building office center. Phase I was for the initial building at the center, situated at the southwest corner of the site, as well as the overall conceptual site plan approval for the remainder</p>		

of the site. Phase II was for Building 2 situated at the southeast corner of the site. Additional improvements will also be provided with the future office phase (Phase IV, Building 5), which will return to DRB for later consideration.

**Development Information:**

- Existing Use: 2 office buildings under construction
- Proposed Use: 2 additional office buildings
- Parcel Size: 10.88 acres
- Existing Building Area: Building 1 contains 106,980 square feet  
Building 2 contains 69,086 square feet
- Proposed Building Area: Building 3 contains 25,500 square feet  
Building 4 contains 25,800 square feet
- Building Height Allowed/Proposed: 36 feet / 36 feet
- Parking Required for Phase III: 171 spaces
- Parking Provided for Phase III: 240 spaces
- Open Space Required for Phase III: 22,388 square feet
- Open Space Provided for Phase III: 25,950 square feet
- FAR: 0.479, not including future final phase (Building 5)

**DISCUSSION**

A substantial part of the overall site improvements are being constructed in Phases I and II, including infrastructure, parking, and site landscaping. Access to the site was established by Phases I and II, and includes 2 locations from Hartford Drive along the northeast and one location from N. 82<sup>nd</sup> Street toward the west side of the site.

The proposed office buildings are similar to those previously approved on the site. The building consists of light desert tones of cream and green EIFS, limestone veneer at the wall base and columns, and limited yellow and light green accents. The building has varied heights with a combination parapet roof and metal standing seam roof, along with metal accent louvers. Windows wrap the buildings with limited shading by wall recess, flat metal shade screens, and metal roof overhang.

Landscaping includes Mesquite, Palo Verde, Acacia and other xeriscape plant materials to match previously approved landscaping on site and in the Perimeter Center. Existing turf lined channels located along Bell Road and N. 82<sup>nd</sup> Street will remain with no additional turf being proposed.

**KEY ISSUE**

The configuration of the drive aisles within the parking lot should be slightly revised between Building 4 and the future Building 5 in order to reduce conflict of the three drives entering onto the main drive. It has been stipulated that the applicant continue working with Staff to resolve this issue.

**STAFF**

**RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

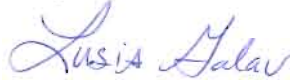
**STAFF CONTACT(S)**

Tim Curtis, AICP  
Principal Planner  
Phone: 480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

**APPROVED BY**



Tim Curtis, AICP  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

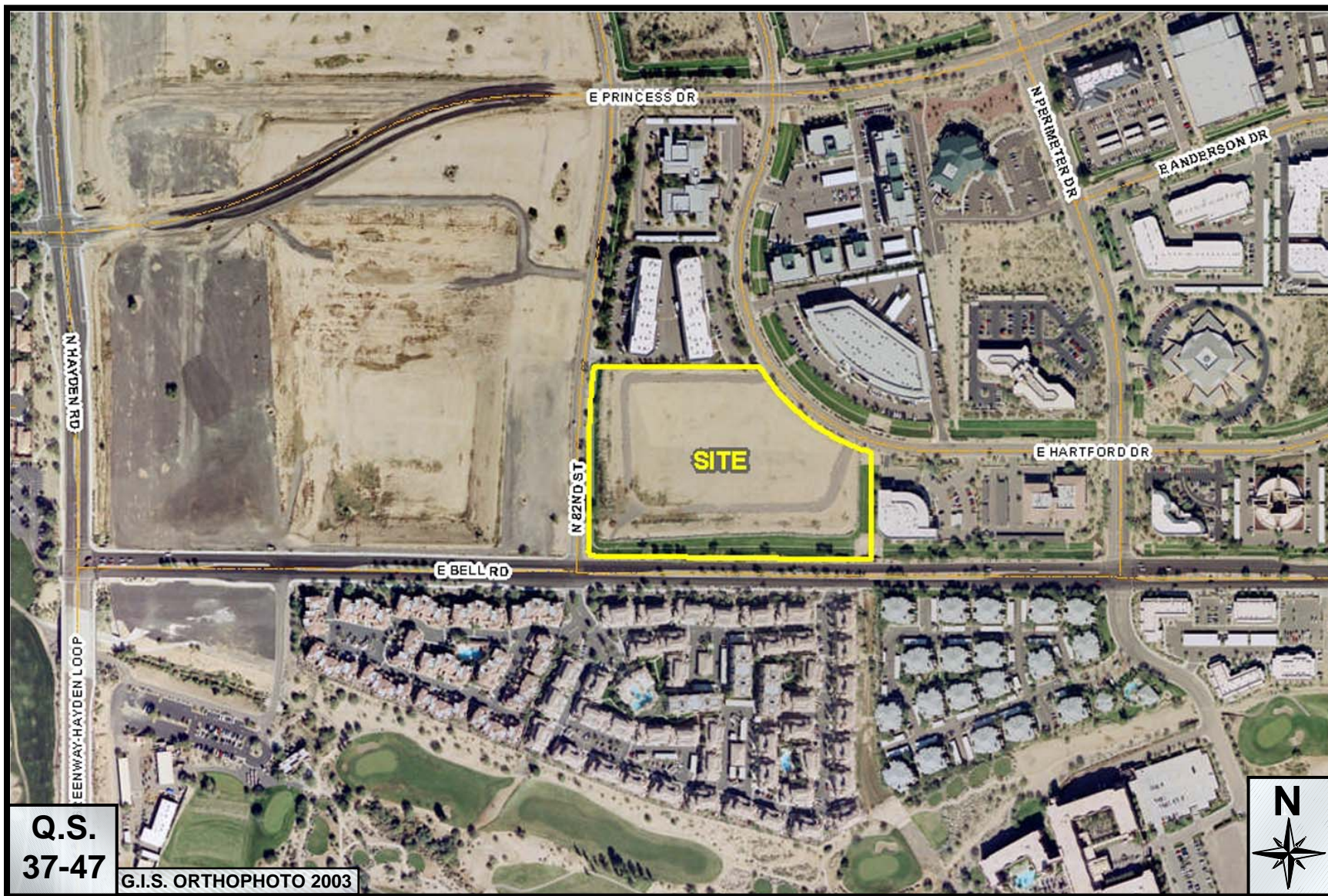
1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

# **PROJECT NARRATIVE**

## **82<sup>nd</sup> STREET & BELL ROAD OFFICE CENTER: BLDGS. 3 & 4 (phase 3) – LOT 6, PERIMETER CENTER Case 89-DR-2004 # 3**

- This request is to approve two more office buildings within an office complex currently under construction at the NEC of Bell Road and 82<sup>nd</sup> Street. The two new buildings are 2-story, 25,000 – 26,000 s.f. in size (each) and located in the northwest portion of the site. The site plan is consistent with previous approvals. The Board approved the Phase 1 building in December of '04 and Phase 2 in July of '05. The remainder of the site (Bldg. 5) will return to the Board for separate approval.
- A majority of the site improvements, including driveway locations are being constructed with the Phase 1 & Phase 2 development. Building architecture will be consistent with that approved in Phase 1 & 2. Materials consist of stone veneer walls and columns with solar insulated windows. Colors reflect a light desert tone complimented by a landscape pallet consistent with the Perimeter Center.
- A copy of the previously approved building elevations from Phase 1 & Phase 2 are included in the Development Review Board Booklets for your reference.





Q.S.  
37-47

G.I.S. ORTHOPHOTO 2003

Perimeter Center Parkview Bldgs 3 & 4

**89-DR-2004 #3**

ATTACHMENT #2

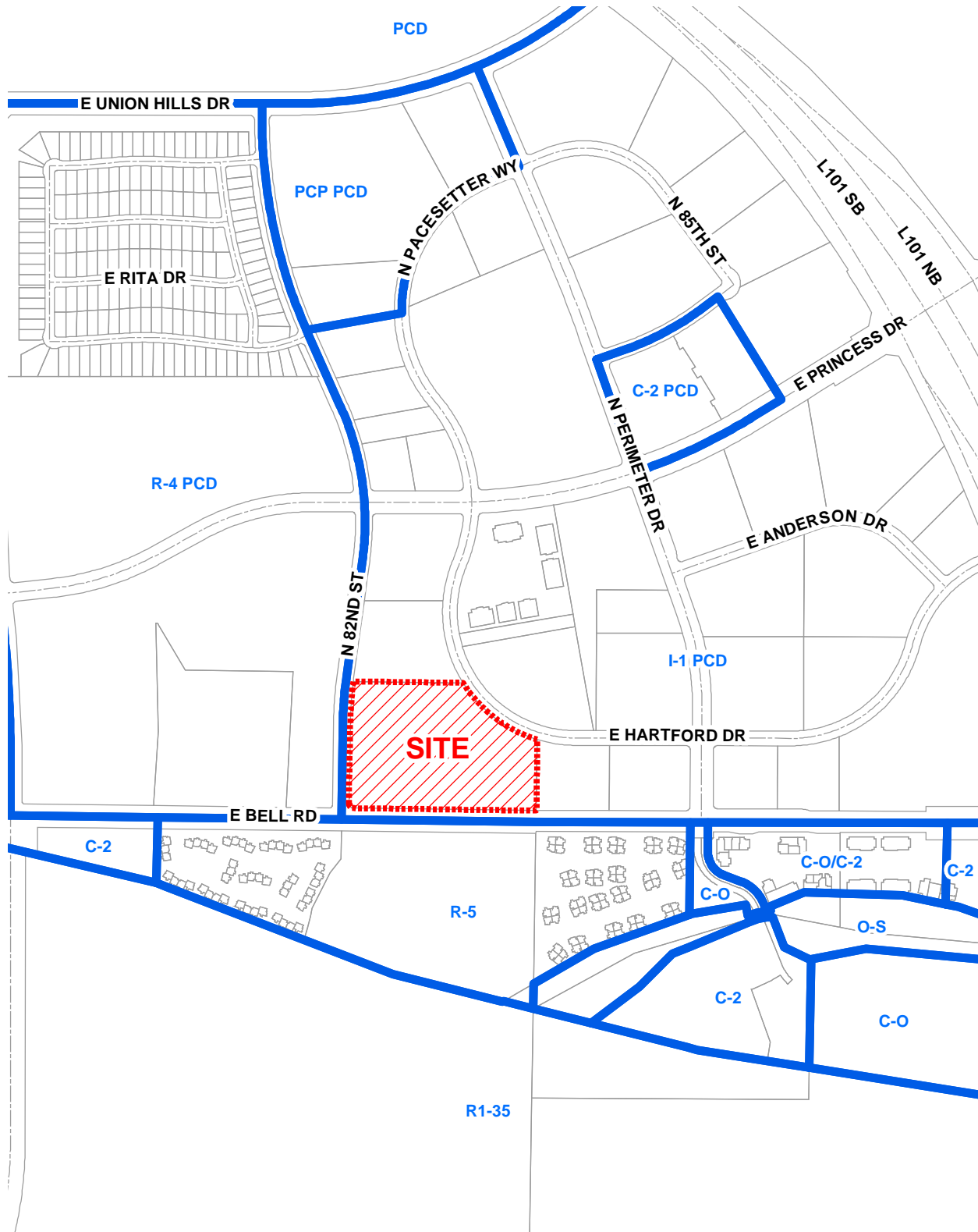




Perimeter Center Parkview Bldgs 3 & 4

**89-DR-2004 #3**

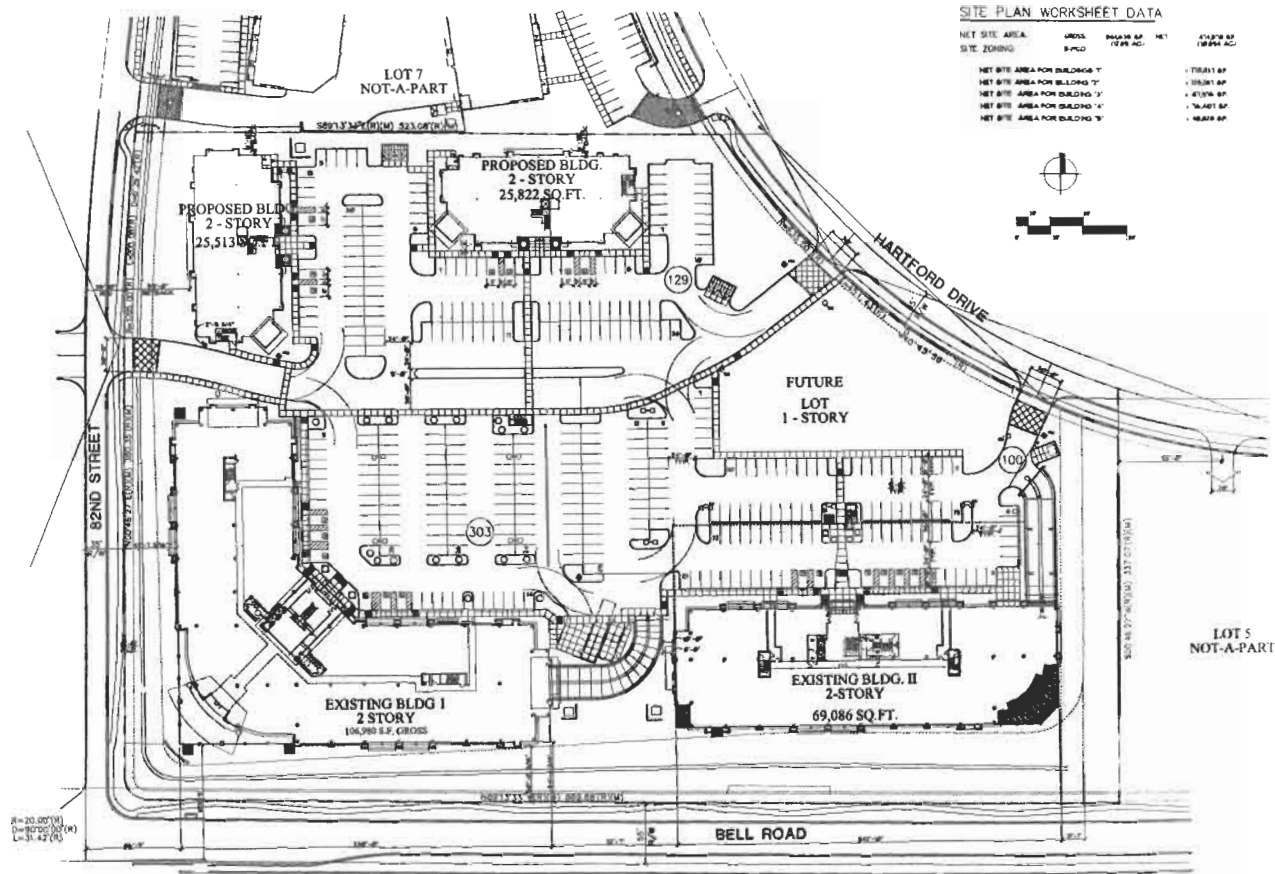
ATTACHMENT #2A



89-DR-2004 #3

ATTACHMENT #3

I



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DESERT TROON COMPANIES

## PARKVIEW BLDG.(S) III & IV

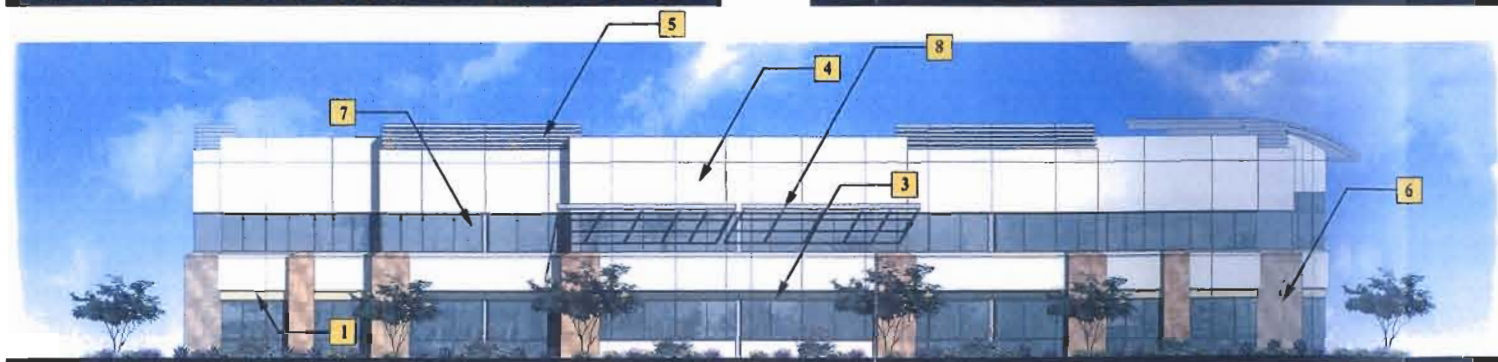
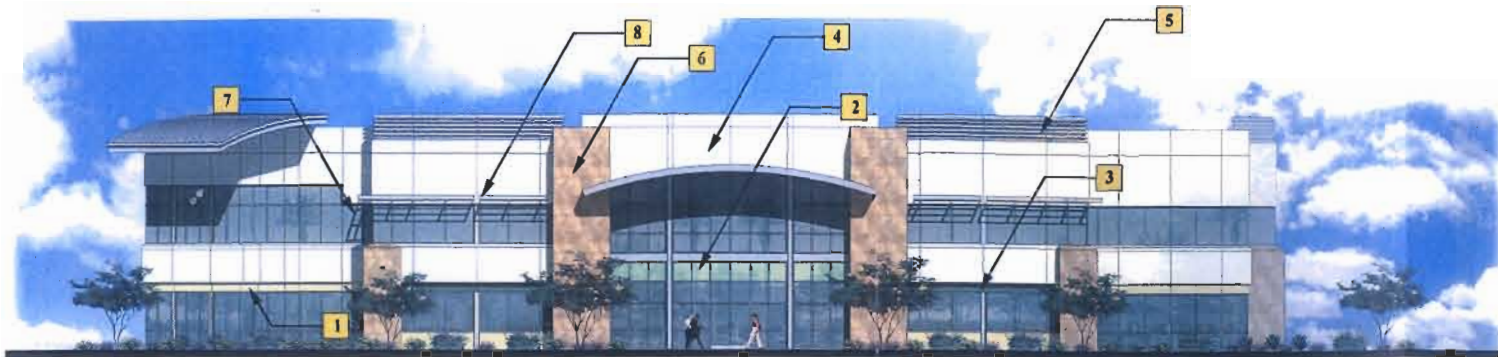
SITE PLAN  
SCOTTSDALE, AZ  
5103  
FEBRUARY 10, 2006



89-DR-2004#3  
REV: 3/31/2006





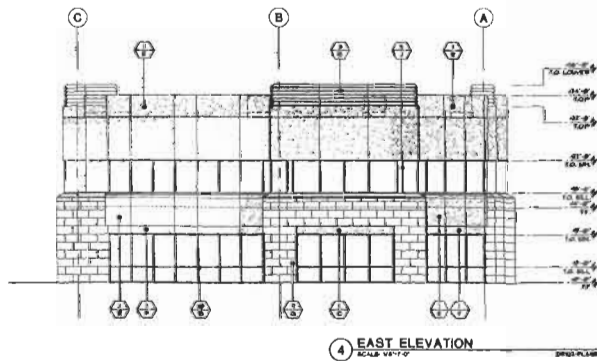
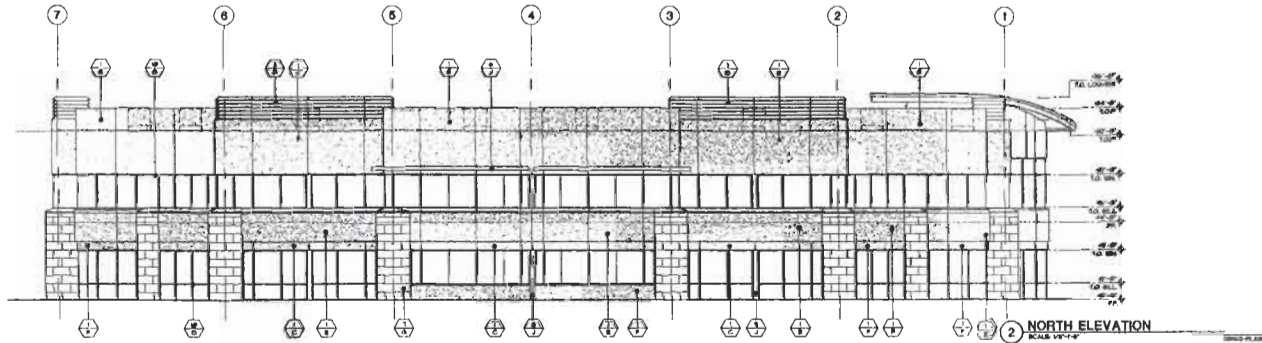
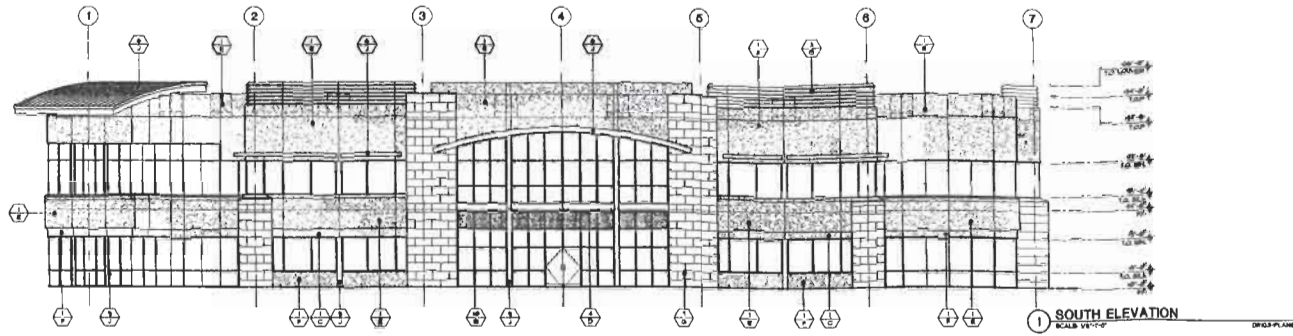


**PARKVIEW PHASE III**  
**BUILDING 3**  
 SCOTTSDALE, ARIZONA  
 05103

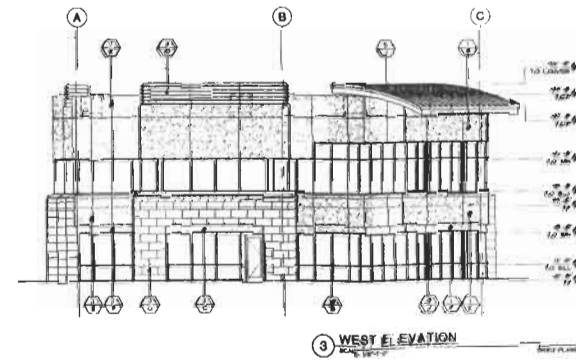


89-DR-2004#3  
 REV: 3/31/2006





MATERIAL/COLOR SCHEDULE	
MATERIALS	FINISH / COLOR
1. 6" THICK CONCRETE	A. TYPICAL B. UNPAVED (P. 1-28)
2. 4" THICK CONCRETE	B. UNPAVED
3. 4" THICK ASPHALT	C. TYPICAL (P. 1-28) D. 4" B. 4"

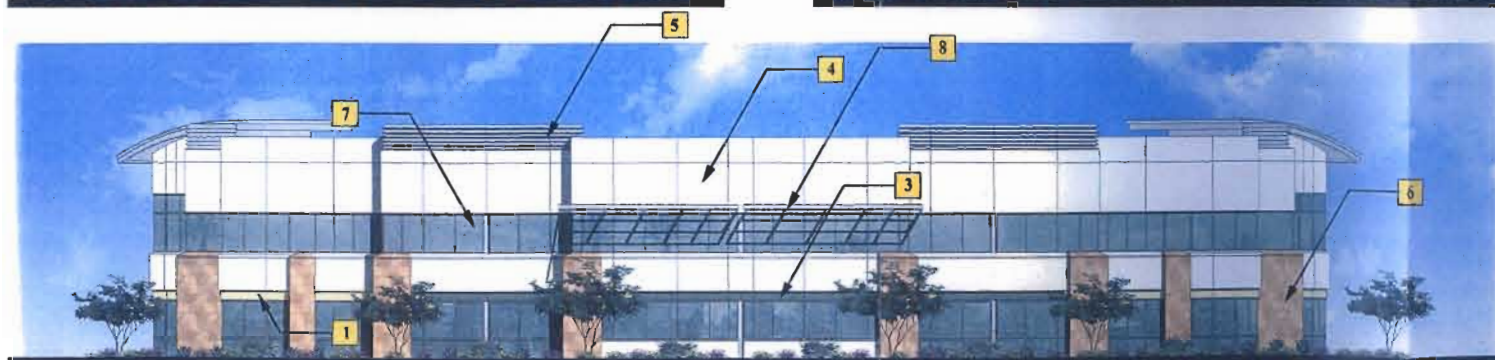
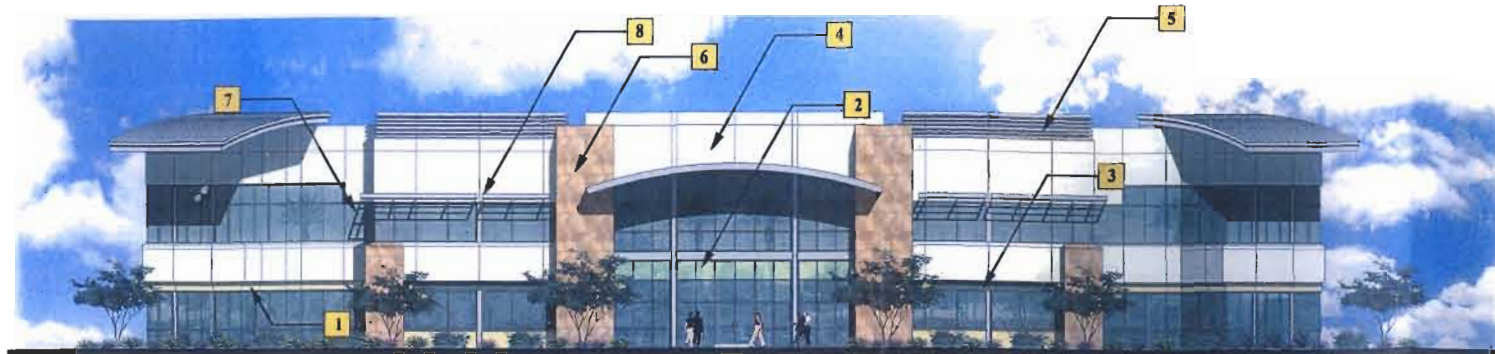


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# PARKVIEW BLDG. III 2-STORY OFFICE BUILDING SCOTTSDALE, ARIZONA 5103 FEBRUARY 19, 2006



89-DR-2004#3  
REV: 3/31/2006



#### EXTERIOR PAINT

by Sherwin Williams



#### ROOFING MATERIAL

by Atlas Roofing

#### CLADDING



#### GLAZING

by Tripart



#### ACCENT METAL / MULLIONS



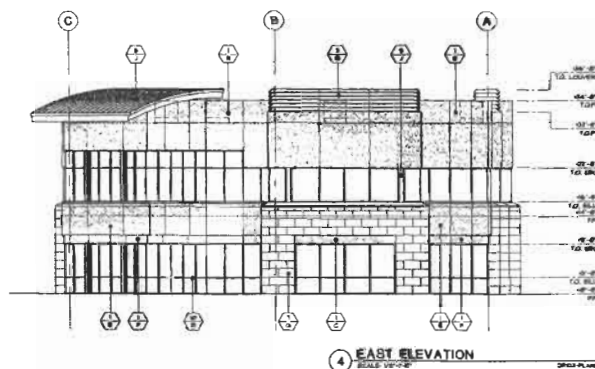
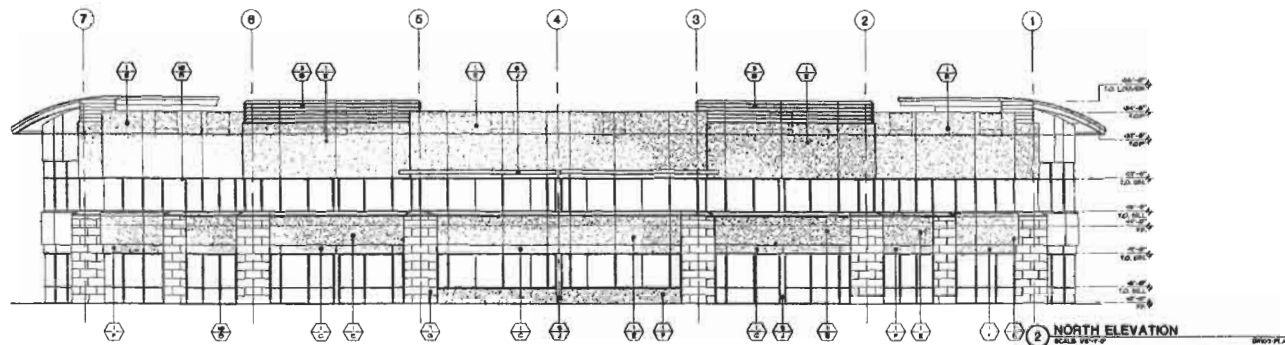
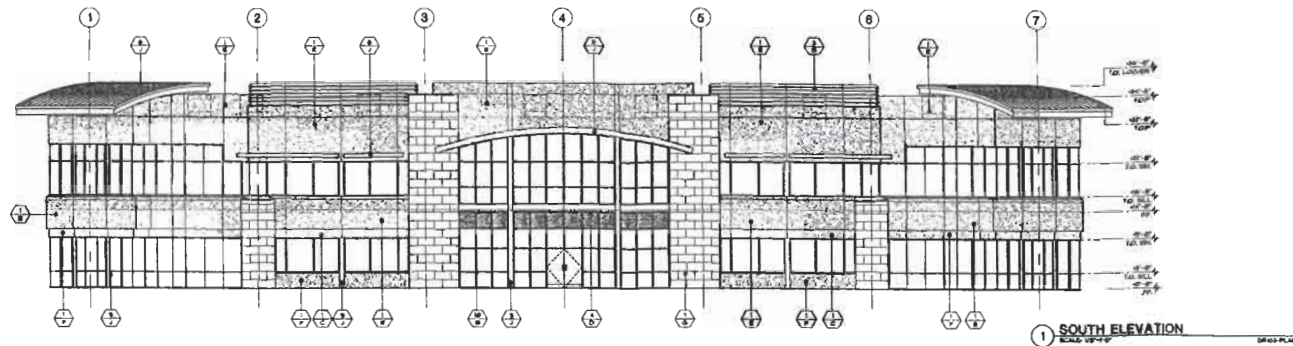
## PARKVIEW PHASE III

BUILDING 4  
SCOTTSDALE, ARIZONA  
05103

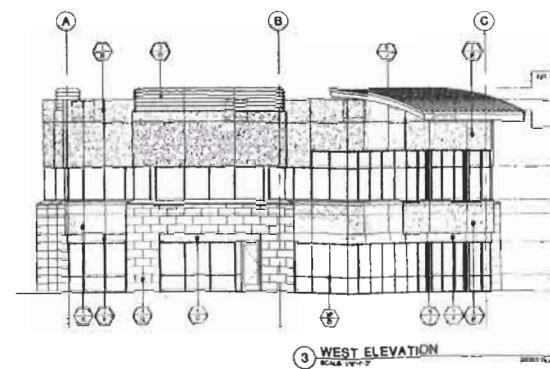


89-DR-2004#3  
REV: 3/31/2006





MATERIAL/COLOR SCHEDULE		 FIDELITY INVESTMENTS A FIDELITY COMPANY
MATERIALS	FINISH / COLOR	
1. 2x6 PINE STUDS	A. TUMBLE BY VANDERBILT 1-201	
2. LAMINATED GLASS	B. CLEAR ANODIZED	
3. METAL ACROTY LOUVER	C. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
4. 7" PINE STUDS	D. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
5. 7" PINE STUDS	E. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
6. 7" PINE STUDS	F. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
7. 7" PINE STUDS	G. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
8. 7" PINE STUDS	H. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
9. 7" PINE STUDS	I. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
10. 7" PINE STUDS	J. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
11. 7" PINE STUDS	K. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
12. 7" PINE STUDS	L. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
13. 7" PINE STUDS	M. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
14. 7" PINE STUDS	N. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
15. 7" PINE STUDS	O. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
16. 7" PINE STUDS	P. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
17. 7" PINE STUDS	Q. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
18. 7" PINE STUDS	R. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
19. 7" PINE STUDS	S. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
20. 7" PINE STUDS	T. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
21. 7" PINE STUDS	U. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
22. 7" PINE STUDS	V. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
23. 7" PINE STUDS	W. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
24. 7" PINE STUDS	X. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
25. 7" PINE STUDS	Y. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
26. 7" PINE STUDS	Z. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
27. 7" PINE STUDS	AA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
28. 7" PINE STUDS	AB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
29. 7" PINE STUDS	AC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
30. 7" PINE STUDS	AD. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
31. 7" PINE STUDS	AE. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
32. 7" PINE STUDS	AF. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
33. 7" PINE STUDS	AG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
34. 7" PINE STUDS	AH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
35. 7" PINE STUDS	AI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
36. 7" PINE STUDS	AJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
37. 7" PINE STUDS	AK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
38. 7" PINE STUDS	AL. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
39. 7" PINE STUDS	AM. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
40. 7" PINE STUDS	AN. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
41. 7" PINE STUDS	AO. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
42. 7" PINE STUDS	AP. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
43. 7" PINE STUDS	AQ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
44. 7" PINE STUDS	AR. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
45. 7" PINE STUDS	AS. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
46. 7" PINE STUDS	AT. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
47. 7" PINE STUDS	AU. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
48. 7" PINE STUDS	AV. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
49. 7" PINE STUDS	AW. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
50. 7" PINE STUDS	AX. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
51. 7" PINE STUDS	AY. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
52. 7" PINE STUDS	AZ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
53. 7" PINE STUDS	BA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
54. 7" PINE STUDS	BB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
55. 7" PINE STUDS	BC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
56. 7" PINE STUDS	BD. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
57. 7" PINE STUDS	BE. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
58. 7" PINE STUDS	BF. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
59. 7" PINE STUDS	BG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
60. 7" PINE STUDS	BH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
61. 7" PINE STUDS	BI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
62. 7" PINE STUDS	BJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
63. 7" PINE STUDS	BK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
64. 7" PINE STUDS	BL. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
65. 7" PINE STUDS	BM. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
66. 7" PINE STUDS	BN. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
67. 7" PINE STUDS	BO. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
68. 7" PINE STUDS	BP. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
69. 7" PINE STUDS	BQ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
70. 7" PINE STUDS	BR. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
71. 7" PINE STUDS	BS. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
72. 7" PINE STUDS	BT. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
73. 7" PINE STUDS	BU. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
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77. 7" PINE STUDS	BY. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
78. 7" PINE STUDS	BZ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
79. 7" PINE STUDS	CA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
80. 7" PINE STUDS	CB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
81. 7" PINE STUDS	CC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
82. 7" PINE STUDS	CD. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
83. 7" PINE STUDS	CE. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
84. 7" PINE STUDS	CF. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
85. 7" PINE STUDS	CG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
86. 7" PINE STUDS	CH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
87. 7" PINE STUDS	CI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
88. 7" PINE STUDS	CJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
89. 7" PINE STUDS	CK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
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91. 7" PINE STUDS	CM. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
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104. 7" PINE STUDS	CZ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
105. 7" PINE STUDS	DA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
106. 7" PINE STUDS	DB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
107. 7" PINE STUDS	DC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
108. 7" PINE STUDS	DD. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
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111. 7" PINE STUDS	DG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
112. 7" PINE STUDS	DH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
113. 7" PINE STUDS	DI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
114. 7" PINE STUDS	DJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
115. 7" PINE STUDS	DK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
116. 7" PINE STUDS	DL. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
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119. 7" PINE STUDS	DO. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
120. 7" PINE STUDS	DP. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
121. 7" PINE STUDS	DQ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
122. 7" PINE STUDS	DR. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
123. 7" PINE STUDS	DS. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
124. 7" PINE STUDS	DT. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
125. 7" PINE STUDS	DU. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
126. 7" PINE STUDS	DV. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
127. 7" PINE STUDS	DW. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
128. 7" PINE STUDS	DX. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
129. 7" PINE STUDS	DY. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
130. 7" PINE STUDS	DZ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
131. 7" PINE STUDS	EA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
132. 7" PINE STUDS	EB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
133. 7" PINE STUDS	EC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
134. 7" PINE STUDS	ED. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
135. 7" PINE STUDS	EE. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
136. 7" PINE STUDS	EF. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
137. 7" PINE STUDS	EG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
138. 7" PINE STUDS	EH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
139. 7" PINE STUDS	EI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
140. 7" PINE STUDS	EJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
141. 7" PINE STUDS	EK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
142. 7" PINE STUDS	EL. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
143. 7" PINE STUDS	EN. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
144. 7" PINE STUDS	EO. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
145. 7" PINE STUDS	EP. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
146. 7" PINE STUDS	EQ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
147. 7" PINE STUDS	ER. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
148. 7" PINE STUDS	ES. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
149. 7" PINE STUDS	ET. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
150. 7" PINE STUDS	EU. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
151. 7" PINE STUDS	EV. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
152. 7" PINE STUDS	EW. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
153. 7" PINE STUDS	EX. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
154. 7" PINE STUDS	EY. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
155. 7" PINE STUDS	EZ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
156. 7" PINE STUDS	FA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
157. 7" PINE STUDS	FB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
158. 7" PINE STUDS	FC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
159. 7" PINE STUDS	FD. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
160. 7" PINE STUDS	FE. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
161. 7" PINE STUDS	FF. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
162. 7" PINE STUDS	FG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
163. 7" PINE STUDS	FH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
164. 7" PINE STUDS	FI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
165. 7" PINE STUDS	FJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
166. 7" PINE STUDS	FK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
167. 7" PINE STUDS	FL. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
168. 7" PINE STUDS	FN. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
169. 7" PINE STUDS	FO. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
170. 7" PINE STUDS	FP. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
171. 7" PINE STUDS	FQ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
172. 7" PINE STUDS	FR. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
173. 7" PINE STUDS	FS. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
174. 7" PINE STUDS	FT. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
175. 7" PINE STUDS	FU. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
176. 7" PINE STUDS	FV. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
177. 7" PINE STUDS	FW. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
178. 7" PINE STUDS	FX. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
179. 7" PINE STUDS	FY. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
180. 7" PINE STUDS	FZ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
181. 7" PINE STUDS	GA. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
182. 7" PINE STUDS	GB. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
183. 7" PINE STUDS	GC. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
184. 7" PINE STUDS	GD. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
185. 7" PINE STUDS	GE. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
186. 7" PINE STUDS	GF. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
187. 7" PINE STUDS	GG. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
188. 7" PINE STUDS	GH. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
189. 7" PINE STUDS	GI. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
190. 7" PINE STUDS	GJ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
191. 7" PINE STUDS	GK. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
192. 7" PINE STUDS	GL. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
193. 7" PINE STUDS	GN. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
194. 7" PINE STUDS	GO. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
195. 7" PINE STUDS	GP. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
196. 7" PINE STUDS	GQ. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
197. 7" PINE STUDS	GR. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
198. 7" PINE STUDS	GS. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
199. 7" PINE STUDS	GT. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
200. 7" PINE STUDS	GU. TUMBLE SPOT 100 4-101 BY BENTON & BOWLES	
201. 7" PINE STUDS	GV	



DEVELOPED BY  
DESERT TROON COMPANIES

# PARKVIEW BLDG. IV 2-STORY OFFICE BUILDING SCOTTSDALE, ARIZONA 5103 FEBRUARY 10, 2006



89-DR-2004#3  
REV: 3/31/2006

**Perimeter Center Parkview**  
**Bldg 3 & 4**  
**8333 & 8355 E. Hatford**  
**Scottsdale, AZ**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.<br/> A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. LOOPED WATER MAIN

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:  
Perimeter Center Parkview Bldgs 3 & 4  
89-DR-2004#3**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

**PLANNING**

**APPLICABLE DOCUMENTS AND PLANS:**

**DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group, Inc. with a city receipt date of 3/31/06.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group, Inc. with a city receipt date of 3/31/06
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, INC. with a city receipt date of 3/31/06.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

**Ordinance**

- A. At time of final plans applicant shall provide a height analysis to show how the maximum building height is being met. This may be included on the elevations or as a separate document.



**SITE DESIGN:****DRB Stipulations**

9. *The configuration of the parking lot shall be revised between building IV and the future lot in order to reduce conflict of the 3 drives entering onto the main drive to the satisfaction of the Transportation and Development Services Staff. Provide documentation of approval at time of final plans submittal.*

**Ordinance**

- B. At time of final plans the applicant shall provide a site plan worksheet that identifies all development standards required of this site. The plan shall identify required/allowed, provided and all associated calculations.

**OPEN SPACE:****DRB Stipulations**

10. *At time of final plans the open space calculations shall be consistent with the building height identified within the building height analysis as required in stipulations "A" and provided on the site plan worksheet and the site plan.*

**LANDSCAPE DESIGN:****DRB Stipulations**

11. *The landscape plans shall be revised to provide an analysis of mature trees provided on site. Mature trees shall be provided per the mature tree definitions within section 3.100 of the City of Scottsdale zoning ordinance.*
12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. The plant palette shall be consistent with the approved plant palette under case 89-DR-04.
14. Decomposed granite shall match existing DG (decomposed granite) on site.

**Ordinance**

- C. No trees shall be provided within a Public Utility Easement.
- D. Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette (Section 10.501.B, Zoning Ordinance).

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

15. *No building mounted lighting is approved with this application. If the applicant chooses to add building mounted lighting that shall resubmit for Development Review Board approval.*
16. *No landscape lighting is approved with this application.*
17. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
18. The individual luminaire lamp shall not exceed 250 watts.
19. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
20. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall match the existing fixtures approved under 89-DR-2004 or similar.
21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed .8 foot-candles. All exterior luminaires shall be included in this calculation.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**Ordinance**

- E. At time of final plans the applicant shall identify the bike rack locations on the site plan.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

23. No exterior vending or display shall be allowed.
24. Flagpoles, if provided, shall be one piece, conical, and tapered.
25. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- F. At the time of review, the applicable zoning, DRB case(s) for the subject site were 10-ZN-88, 89-DR-04, 89-DR-04#2

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

- 26. Site Plan, dated 3/31/06, prepared by Butler Design Group, dated 3/31/06 by City Staff.
- 27. Drainage Design Report, dated 3/30/06, prepared by WRG Design, Inc., dated 3/31/06 by City Staff.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

- 28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 29. Demonstrate consistency with the approved master drainage plan and report for Perimeter Center, revised July 1988, and the Master Drainage Report for Perimeter Center Phase II, dated April 1989, prepared by Collar, Williams & White Engineering.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 30. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- G. On 1/25/05, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.
- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- I. Underground Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not permitted.
- J. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:****Streets and other related improvements:**

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Bell Road	Minor Arterial	55' Half Street (existing)	Existing	Existing	Existing
Hartford Drive	Residential	35' Half Street (existing)	Existing	Existing	Existing
82 <sup>nd</sup> Street	Minor Collector	35' Half Street (existing)	Existing	Existing	Existing

**DRB Stipulations**

31. Access to the site is provided by an existing driveway on 82<sup>nd</sup> Street and two existing driveways on Hartford Drive that were built in previous phases. No additional driveways are allowed.

**Ordinance**

- K. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- L. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**INTERNAL CIRCULATION:****DRB Stipulations**

32. Provide a pedestrian connection from existing sidewalk on Hartford Drive to northeast corner of the site connecting the north portion of the building.
33. The main drive aisle, south or the proposed east building shall be modified to eliminate crossover movements and to provide access to the proposed refuse enclosure per City of Scottsdale refuse access requirements. The revised plan is subjected to review and approval by City of Scottsdale Transportation Engineering staff.
34. The developer shall provide a minimum parking-aisle width of 24 feet.
35. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
36. The developer shall design the dead-end parking aisle in general conformance with the included detail.

**Ordinance**

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

37. Sight distance easements shall be dedicated over sight distance triangles.
- Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.



## 38. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Hartford Drive and 82<sup>nd</sup> Street except at the approved driveway location.

## 39. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

## N. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

## O. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

- 40. Four single refuse enclosures or two double enclosures, or an equivalent combination of both shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

## 41. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

- 42. Plans shall be modified to show that the proposed refuse enclosure location meets the stipulations above. Refuse enclosure location shall be subjected to review and approval by Mark Powell, City of Scottsdale Sanitation Department. A copy of written approval shall be provided to Plan Review staff with plan review submittal.

**Ordinance**

## P. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above.

- Q. Underground vault-type containers are not allowed.
- R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

- 43. The improvement plans shall be consistent with the approved Basis of Design Reports (Water and Wastewater) for the overall site (City of Scottsdale Project# 2942-04). Any design that modifies the approved Basis of Design Reports requires from the developer a site-specific addendum to the approved Basis of Design Reports, subject to review and approval by City staff.
- 44. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****Ordinance**

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

Private Sewer System

- 45. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

- 46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

LOCATION & CLEARANCE.

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

- V. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

As-Built Plans.

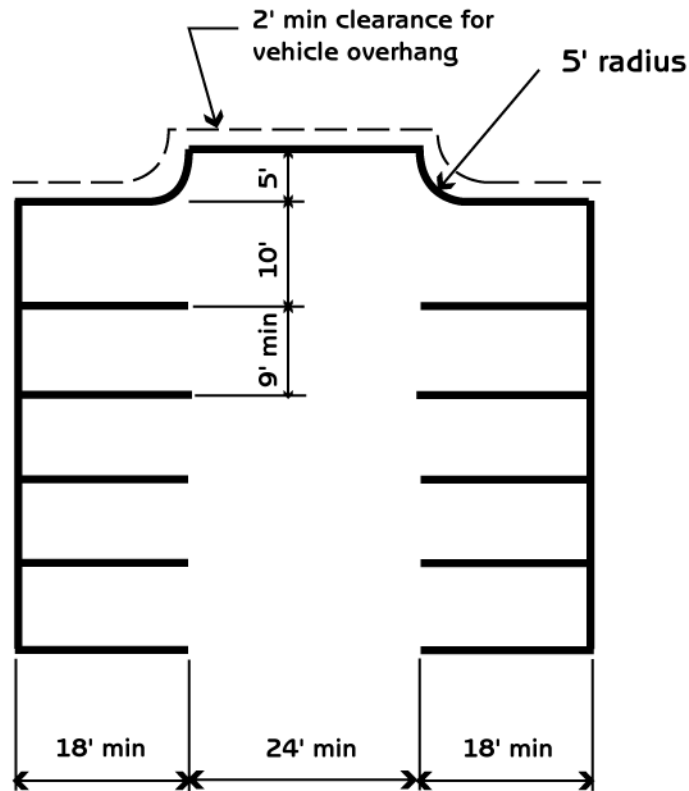
- 47. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

# DEAD-END PARKING AISLE DETAIL



## NOTES:

1. Maximum dead-end parking aisle length is 150 feet.
2. If the length exceeds 150 feet, a turn-around shall be provided for emergency vehicles.
3. No refuse enclosures are permitted on a dead-end aisle.